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May 18, 1989

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Division of Assessment Standards
SACRAMENTO

Mr. John J. Lynch
Los Angeles County Assessor
Hall of Administration, Room 205A
500 West Temple Street
Los Angeles, CA 90012-2770

Attention: Mr. Joe Furukawa
Deputy Assessor

Dear Mr. Lynch:

This is in response to your request that we advise of possible change in ownership consequences under the following circumstances:

ABC Partnership, which owns real property, has as its partners XY Partnership (64% interest), X as an individual (20% interest), and X and Wife as Husband and Wife (community property) or as joint tenants or equal tenants in common (16% interest). Both X and Y have a 50% interest in XY Partnership.

Y dies, XY Partnership is dissolved or otherwise terminates, and X as an individual acquires another 32% interest in ABC Partnership and Y's Estate acquires the other 32% interest therein.

As you are aware, Revenue and Taxation Code section 64(c) states, in part, that when any person obtains a majority ownership interest in any partnership through the purchase or transfer of a partnership interest, such purchase or transfer of such interest shall be a change of ownership of property owned by the partnership. Upon Y's death and dissolution or termination of XY Partnership, X's interest in ABC Partnership totalled 60%, computed as follows:

32% interest obtained from former XY Partnership.

20% interest still held as an individual.

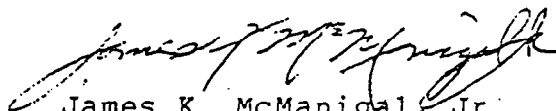
8% interest still held as husband/individual.

May 18, 1989

Thus, since X obtained a majority ownership interest in ABC Partnership through the transfer of a partnership interest from the former XY Partnership, such transfer resulted in a change of control under section 64(c) and a change in ownership of the property owned by ABC Partnership.

It might be contended that X had control, direct and indirect, of ABC Partnership prior to Y's death by virtue of his 32% interest in XY Partnership (indirect), his 20% interest (direct) and his 8% interest (also direct), such that no change in control occurred as the result of Y's death. It has been our interpretation of the change in ownership statutes and rules, however, that for one who is a partner in a partnership, shareholder in a corporation, etc., to be considered to be in control of the entity, such that indirect ownership/control of the entity can be attributed to him or her for change in ownership purposes, that person must have more than a 50% interest in the partnership, corporation, etc. Thus, had X had a 50.01% or more interest in XY Partnership such that he had control thereof, he would have been regarded as having indirect control of 64% of ABC Partnership from the inception, and Y's death would not have resulted in a change in control or change in ownership. As X only had a 50% interest in XY Partnership, however, such was not the case and indirect control of XY Partnership could not be attributed to him for change in ownership purposes. See in this regard Mr. Eric Eisenlauer's May 3, 1989, memorandum to Mr. Verne Walton, copy enclosed.

Very truly yours,


James K. McManigal, Jr.
Tax Counsel

JKM:wak
2420H

Enclosure

cc: Mr. John Hagerty
Mr. Robert Gustafson
Mr. Verne Walton



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Executive Director

January 22, 1999

, Senior Manager

In Re: Change in Control - Direct and Indirect Ownership of Partnership Interests - Attribution.

Dear Mr. :

This is in response to your letter of August 8, 1998, in which you requested our opinion concerning the application of the change in ownership provisions under Revenue and Taxation Code Section 64 in transactions that may result in transfers of direct and indirect ownership in partnership capital and profits interests. Your hypothetical fact patterns focus on the issue of "control" of a partnership where some of the partners in the partnership are other partnerships or corporations. Also at issue in each fact pattern is whether there is a basis for the attribution of stock ownership or partnership capital and profits interests to an individual or entity. We apologize for the time delay in responding to your request; unfortunately prior commitments took longer to complete than originally anticipated.

In setting forth the answers to your questions, it is important to note the statutory basis for a "change in control" under Section 64 (c) and its regulatory implementation under Property Tax Rule 462.180(d). The reappraisal of real property owned by a partnership, corporation, or other legal entity occurs under Section 64(c) when any person or entity obtains "control," through direct or indirect ownership or control of more than 50 percent of the voting stock of any corporation, or obtains a majority interest in any partnership, limited liability company or other legal entity through the purchase or transfer of corporate stock, partnership, or ownership interests in other legal entities.

"Control" is further defined and applied to corporations and partnerships specifically in Rule 462.180(c) and (d), which states in part:

(c) Except as is otherwise provided in subdivision (d), the purchase or transfer of corporate stock, partnership shares, or ownership interests in other legal entities is not a change in ownership of the real property of the legal entity.

(d) Exceptions:

(1) When any corporation, partnership, other legal entity or any person:

(A) obtains direct or indirect ownership or control of more than 50 percent of the voting stock in any corporation which is not a member of the same affiliated group of corporations as described in (b)(1), or

(B) obtains direct or indirect ownership of more than 50 percent of the total interest in both partnership capital and profits,

* * *

Upon the acquisition of such direct or indirect ownership or control, all of the property owned directly or indirectly by the acquired legal entity is deemed to have undergone a change in ownership.

Under the foregoing, it has consistently been our position that the definition of "control" provides a basis for attribution of stock or partnership capital and profits interests only when one individual or entity acquires a controlling interest in a corporation, partnership, or other legal entity for purposes of Section 64(c). (See Annotation No. 220.0111, enclosed.) Therefore, to attribute to an individual or entity, indirect ownership of property which is directly owned by a general or limited partnership requires ownership by that individual or entity of more than 50 percent of the capital and profits interests in the partnership. (See Annotation Nos. 220.0525 and 220.0501, enclosed.) The fact patterns you have submitted for purposes of our analysis illustrate the application of this principle of property tax law and are addressed accordingly.

Fact Pattern A

P1 is a partnership which owns real property in California. P1 is owned 40 percent by A, an individual, 50 percent by P2, a partnership, and 10 percent by C1, a corporation.

1. Is there a change in control of P1 resulting in a change in ownership of the real property owned by P1, if A acquires 50 percent of the capital and profits of P2?

Answer: No.

There is a change in ownership of the real property owned by P1 only if A obtains direct or indirect ownership or control of more than 50 percent of the total interests in both the partnership capital and profits in P1. Under the facts posited in this question, A *directly* owns only 40 percent of P1 and acquires a 50 percent capital and profits interest in P2. Upon such acquisition, A would not own a controlling interest in P2, and therefore, *indirectly* owns no interest in P1 through his 50 percent capital and profits interest in P2. No change in control of P1 would occur. In order for A

to acquire an *indirect* interest in P1 attributed to him through P2, he must own more than a 50 percent *direct* interest in P2.

2. Is there a change in control of P1 resulting in a change in ownership of its real property, if A acquires 51 percent of the capital and profits of P2?

Answer: Yes.

As discussed in regard to Section 64 (c) and Rule 462.180 (d)(1)(B) above, the capital and profits interests in a partnership may be attributed to the individual or entity owning a controlling interest in that partnership for purposes of determining a change in control. In applying this principle, if A obtains more than a 50 percent interest in P2, resulting in A acquiring "control" of P2, then A's (51 percent) direct interest in P2 would be attributed to him for purposes of determining a change in ownership in P1. Thus, when A acquires 51 percent of the capital and profits interests in P2, there is a change in control of P2. The result is that the 50 percent capital and profits interest which P2 owns in P1 would then be attributed to A. Since A already owns 40 percent of P1 directly, and A's acquisition of control of P2 is regarded as an indirect transfer to him of P2's entire 50 percent in P1, A would own 90 percent of the total capital and profits interests in P1. The result is a change in control of P1 under Section 64 (c). In calculating the 90 percent, A's *direct* 40 percent interest in P1 is added together with A's *indirect* 50 percent interest in P1 (attributed through A's "control" of P2). Upon the change in control of P1, all of the real property held by P1 would be subject to reappraisal.

3. Is there a change in control of P1 resulting in a change in ownership of its real property, if C2, a corporation, acquires 51 percent of the capital and profits interests of P2 and 51 percent of the voting stock of C1?

Answer: Yes.

Per the narrative explanation stated above, the capital and profits interests in a partnership may be attributed to the individual or entity owning a controlling interest in that partnership for purposes of Section 64 (c) and Rule 462.180 (d)(1)(B). If, an unrelated corporation, C2, acquires 51 percent of the capital and profits interests in P2, there is a change in control of P2. The result is that the 50 percent capital and profits interest which P2 owns in P1 would then be attributed to C2. Likewise, if C2 acquires 51 percent of the voting stock of C1, there is a change in control of C1. The result is that the 10 percent capital and profits interest which C1 owns in P1 would be attributed to C2. Therefore, following its acquisition of control of C1, C2 would have acquired control of P1. That is, since C2 acquired 50 percent of P1 indirectly through its control of P2 in the first step, and 10 percent of P1 indirectly through its control of C1 in the second step, C2 has *indirectly* obtained ownership of 60 percent of the capital and profits interests in P1. The result is a change in control of P1 under Section 64 (c). Upon the change in control of P1, all of the real property held by P1 would be subject to reappraisal.

Fact Pattern B

C1, a corporation, owns a 50 percent general partnership interest in the capital and profits of P1, as does C2, also a corporation. P1 owns real property in California.

- 1.** Is there a change in control of P1 resulting in a change in ownership of the real property owned by P1, if C3, another corporation, acquires 51 percent of the voting stock of both C1 and C2?

Answer: Yes.

As set forth above, capital and profits interests in a partnership may be attributed to an entity owning a controlling interest in that partnership. If, under Fact Pattern B, an unrelated corporation, C3, acquires 51 percent of the voting stock of C1 and 51 percent of the voting stock of C2, there is a change in control of both C1 and C2. The result is that the 50 percent capital and profits interest in P1 owned by C1, and the 50 percent capital and profits interest in P1 owned by C2 would be attributed to C3. Therefore, following its acquisition of a controlling interest in the voting stock of C1 and C2, C3 would have acquired total control of P1 under Section 64 (c). In effect, C3 has indirectly obtained ownership and control of 100 percent of the capital and profits interests in P1, and all of P1's real its property would be subject to reappraisal.

- 2.** Is there a change in control of P1 resulting in a change in ownership of the real property owned by P1, if C3 acquires 100 percent of the voting stock of both C1 and C2?

Answer: Yes.

The reason is the same as in the narrative above under the first question to Fact Pattern B, except that C3 will own 100 percent, rather than 51 percent, of the voting stock of both C1 and C2 .

Fact Pattern C

P1, a general partnership which owns California real property, owns a 51 percent general partner interest in the capital and profits of P2, a general partnership which owns California real property, and P2 owns 51 percent general partner interest in the capital and profits of P3, a general partnership which owns California real property.

- 1.** Is there a change in control of either P1, P2, and/or P3 resulting in a change in ownership and reappraisal of their respective real properties, if C1, a corporation, acquires 51 percent of the capital and profits of P1?

Answer: Yes.

As explained previously, the capital and profits interests in a partnership may be attributed to the entity owning a controlling interest in that partnership for purposes of Section 64 (c) and Rule 462.180 (d)(1)(B). If, under Fact Pattern C, C1 acquires 51 percent of the capital and profits interests in P1, there is a change in control of P1 resulting in a change in ownership of the real property owned by P1. A further result is that the 51 percent capital and profits interest which P1 owns in P2 would then be attributed to C1. This in turn, triggers the attribution of the 51 percent capital and profits interest which P2 owns in P3 to C1. Because of the attribution of interests in P1, P2 and P3 to C1, C1 would have acquired ownership and control of each partnership under Section 64 (c). In effect, C1 has acquired 51 percent of P1 directly and 51 percent of both P2 and P3 *indirectly* through its control of P1 in the first step. The result is a change in control of P1, P2, and P3, triggering reappraisal of all of the real property held by each.

2. Is there a change in control of either P1, P2, and/or P3 resulting in a change in ownership and reappraisal of their respective real properties, if S1 and S2, which are 100 percent subsidiaries of C1, each acquire 50 percent of the capital and profits of P1?

Answer: Yes.

The reason is the same as in the narrative above under the first question to Fact Pattern C, except that S1 and S2 will acquire 100 percent of the capital and profits interests in P1, which interests will be attributed to C1, since they are wholly owned subsidiaries of C1.

The views expressed in this letter are only advisory in nature. They represent the analysis of the legal staff of the Board based on the present law and facts set forth herein. Therefore, they are not binding on any person or entity.

Sincerely,



Kristine Cazadd
Senior Tax Counsel

KEC:lg

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Attachments: Annotation Nos. 220.0501, 220.0111, and 220.0525

cc: Honorable John N. Scott
Alameda County Assessor
Mr. Richard Karlsson, Assistant Alameda County Counsel

Mr. Richard Johnson, MIC:63
Mr. David Gau, MIC:64
Ms. Jennifer Willis, MIC:70

CHANGE IN OWNERSHIP (Contd.)

220.0530 Partnership Dissolution—Transfer to Heirs.

1. The dissolution of a partnership due to the death of the partners and the winding up of the partnership by the sole surviving partner does not constitute a change in control/ownership of the partnership under section 64(c).
2. The parent-child exclusion in section 63.1 is not applicable to the transfer of partnership interests to deceased partners' heirs.
3. Partnership's distribution of interests in real property to deceased partners' heirs may be excluded from change in ownership under section 62(a)(2), providing that the percentages of the property interests transferred are exactly proportionate to the partnership interests held by each heir. C 3/10/94.